

HOUSING NOW

Barrie CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2013

New Home Market

Demand for new housing rises

Demand for new housing in the Barrie census metropolitan area (CMA) posted a strong increase in the first quarter of 2013. Housing starts almost doubled over the same period last year. In fact, during the first three

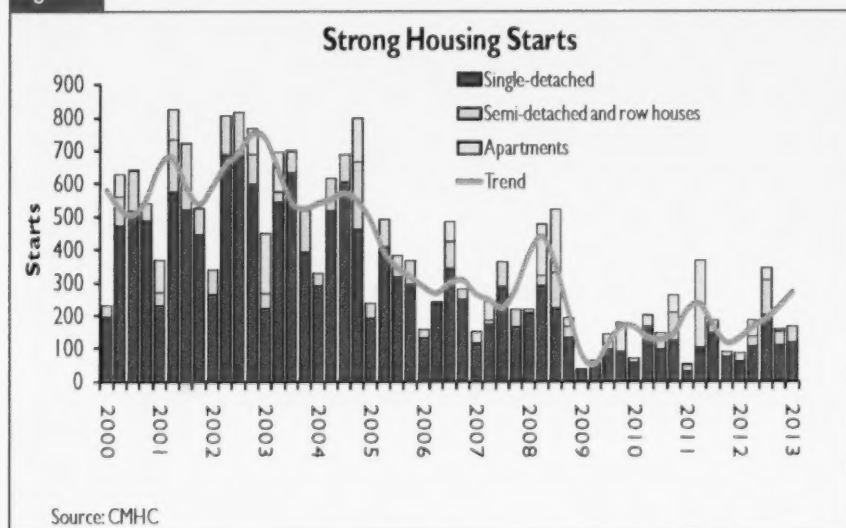
months of 2013, foundations were laid for 167 dwellings.

The greater demand on the resale market and the low inventory levels drove more households to look to the new home market. Given the lack of choice on the resale market, buyers who wished to acquire a property meeting their specific needs and budgets effectively had to turn to the new home market and

Table of Contents

- 1 New Home Market
- 2 Resale Market
- 3 Go Transit, a Source of Growth for Barrie
- 4 Maps
- 7 Tables

Figure 1



SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

choose dwellings at prices in line with their budgets. The affordable home prices in the Barrie area, combined with the low mortgage rate levels, prompted many migrants from the Greater Toronto Area (GTA) to move to Barrie in order to access homeownership. And, the stable and favourable employment situation in the area has been fostering household formation among young people and encouraging them to invest in the new home market.

However, with the slow rise in incomes, buyers have been limited to purchasing affordable homes. As a result, demand for moderately priced single-detached houses has risen. In particular, the pace of construction of row houses—an affordable housing type—has picked up, but exclusively in the city of Barrie. The Places to Grow initiative, which encourages urban intensification, supports the construction of row homes and apartments. However, no apartments were started in the first quarter of 2013, while row home building posted a significant gain year over year.

Urban intensification takes hold

The town of Innisfil continued to dominate in terms of single-detached home starts. This part of Simcoe County, situated to the south of Barrie, has now taken the top spot for single-detached home construction, given the limited amount of land available for residential development in the city of Barrie. Prices for new single-detached homes built in Innisfil were lower, when comparing median prices. In addition to lower housing prices in the town of Innisfil, it is also an attractive choice for people who commute to work in the GTA. The average price of new homes completed in Innisfil decreased by four

per cent due to the smaller size of the homes built there and also because of the significant increase in housing starts in the intermediate price range. The construction of standard-size single-detached houses contributes to price affordability and is also in line with the direction of the provincial Places to Grow initiative.

Resale Market

Limited supply of homes for sale

The seasonally adjusted rate of existing home sales has been on the decline since the first quarter of 2011 and registered a decrease of nine per cent in the first quarter of 2013, compared to the same period in 2012. Previously, the declines in sales were mainly due to the dampening effect of rising mortgage carrying costs but in the first quarter of 2013, the key factor was the lack of homes available in the intermediate price range and the focus of demand on that range.

Although the vigorous job market helped numerous buyers qualify for

a mortgage, rising mortgage carrying costs limited the loan amounts they could get. In fact, many buyers saw their housing choices become more restricted. However, demand from migrants seeking an affordable home outside the GTA supported demand in Barrie.

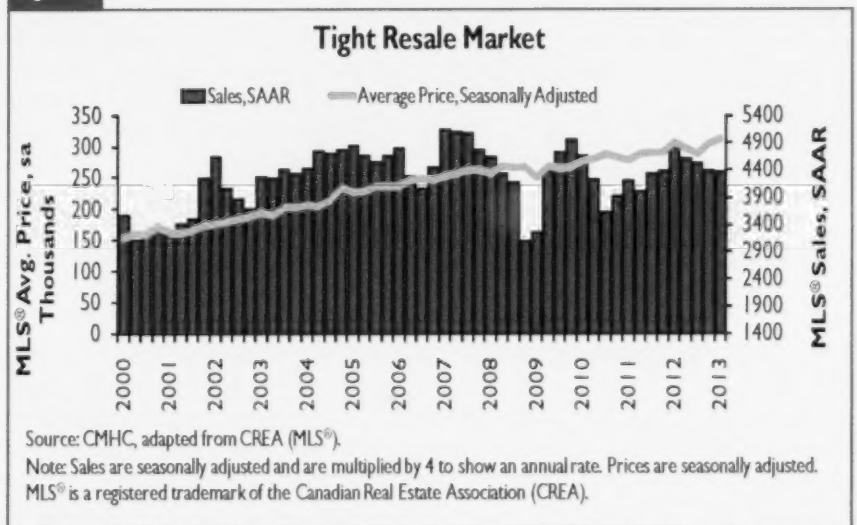
Higher employment

Rising employment among people 25 to 44 years old prompted some in that age group to make the decision to purchase a property. Job opportunities, especially for full-time positions, showed good progress. In fact, employment in Barrie continued to grow in three key sectors: services, trade and manufacturing. Employment in these sectors reached the levels recorded before the 2008 economic slowdown.

Shortage of home listings

New listings in the Barrie CMA have been on a downward trend since the fourth quarter of 2011. Generally, activity on the housing market largely results from the sale and purchase of homes by local buyers who are

Figure 2



already homeowners, which increases new listings at the same time as sales. But in the case of Barrie, many buyers are from outside the area, mainly from the GTA. Intra-provincial migration rose significantly in 2011. The constant arrival of intra-provincial migrants in the area drove up demand as new listings were falling. Declining

inventories caused the resale market to tighten. In fact, the market moved into seller's territory for the first time in several quarters. The sales-to-new listings ratio, a barometer of resale market conditions, reached the seller's market threshold, meaning that sellers have more power at the negotiating table. These market conditions put

upward pressure on prices, which rose about two per cent over last quarter. Prices for bungalows and two-storey single-detached homes have risen faster than the values of apartments or row houses.

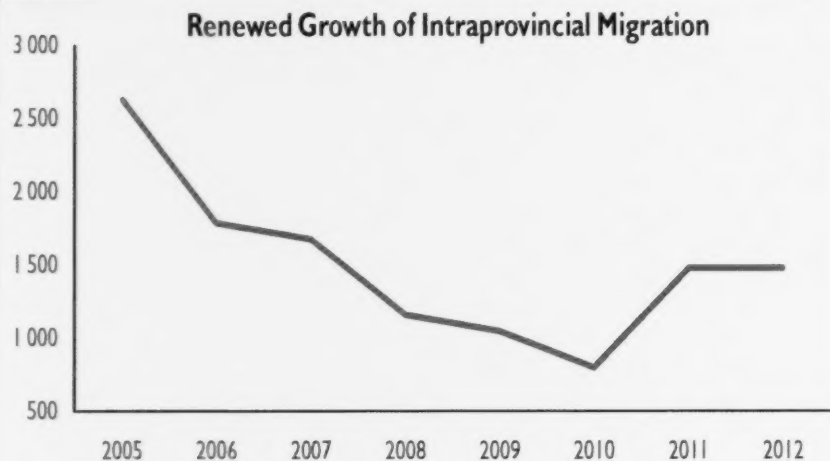
Go Transit, a Source of Growth for Barrie

Thanks to its proximity to the GTA, the Barrie CMA has benefited greatly from population movements. Many migrants in the Barrie area continue to work in Toronto, and so, their daily commutes may be a challenge, given high gasoline prices and traffic congestion. The GO Transit system is helping to alleviate this situation by ensuring daily transportation between the two cities and continues to represent a major advantage for the city of Barrie.

Serving thousands of passengers every day, the GO Transit service is improving and expanding. GO Transit has offered rail service for some time but, since January 2012, two stations are now open in Barrie—the existing South Barrie station and the new Allandale Waterfront station downtown. In addition, the rail service will be again available in 2013 on weekends and holidays during the summer, for the second year in a row. The public transit service between Barrie and Toronto is part of the

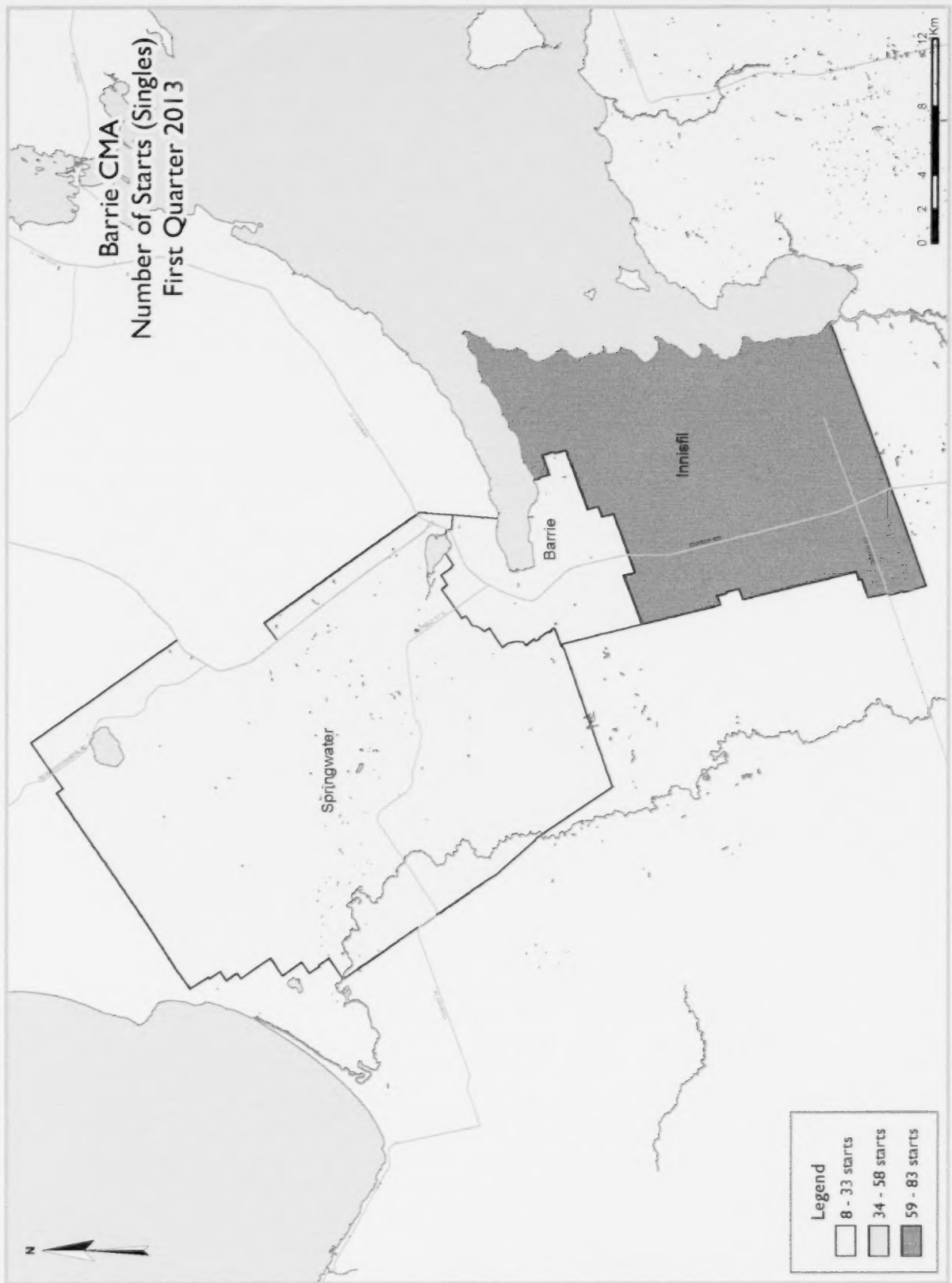
Metrolinx Regional Transportation Plan, of which one of the objectives is to expand the service in the Barrie rail corridor. This will allow passengers to benefit from the GO Transit service expansion, which is currently at the environmental assessment stage. Such an expansion would support further population growth in the Barrie area.

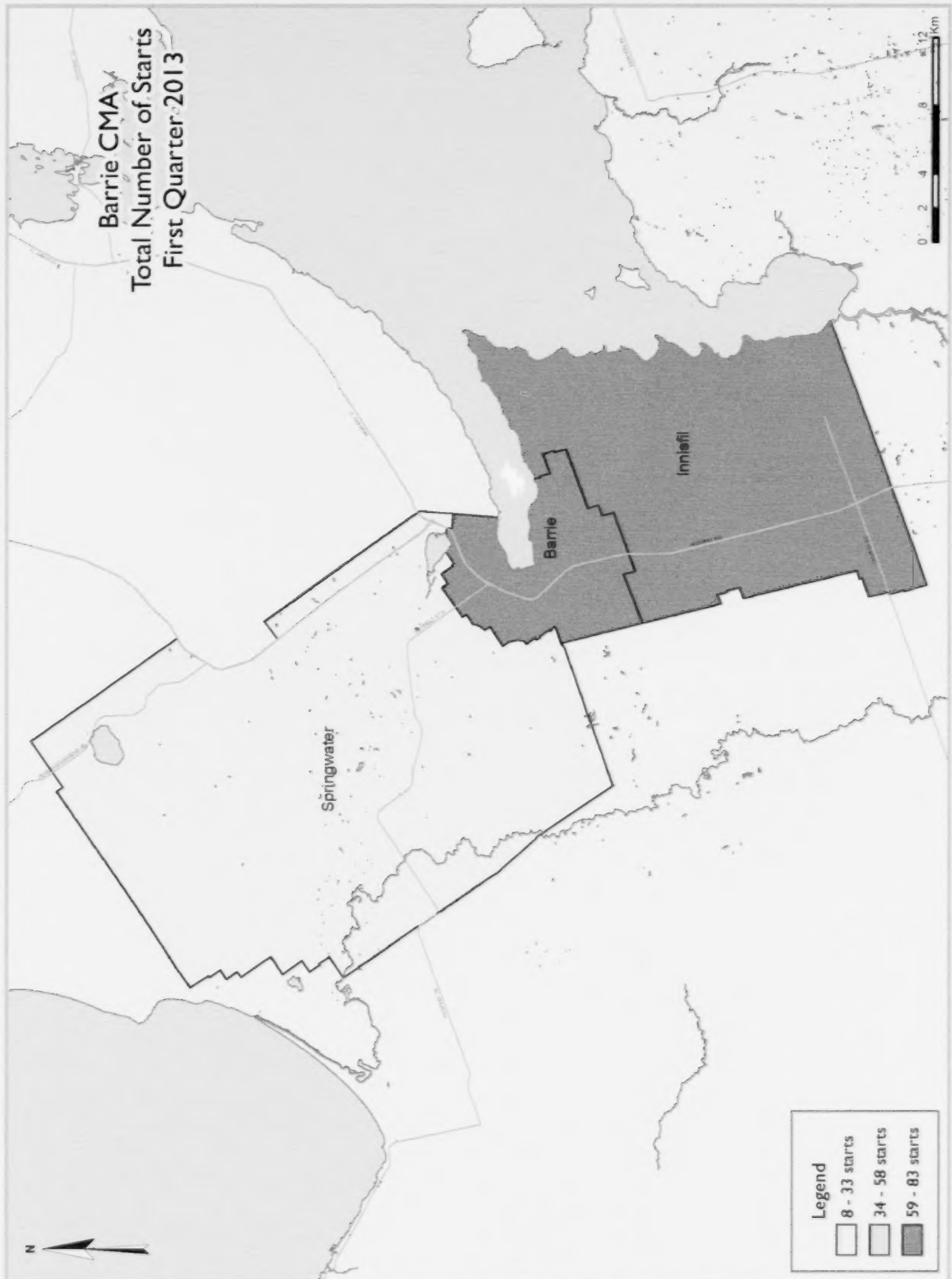
Figure 3



Source: Statistics Canada







HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Barrie CMA
First Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q1 2013	117	0	16	0	15	0	19	0	167
Q1 2012	58	0	4	0	0	24	0	2	88
% Change	101.7	n/a	**	n/a	n/a	-100.0	n/a	-100.0	89.8
Year-to-date 2013	117	0	16	0	15	0	19	0	167
Year-to-date 2012	58	0	4	0	0	24	0	2	88
% Change	101.7	n/a	**	n/a	n/a	-100.0	n/a	-100.0	89.8
UNDER CONSTRUCTION									
Q1 2013	147	4	71	0	15	242	27	0	506
Q1 2012	156	0	49	0	0	193	0	2	400
% Change	-5.8	n/a	44.9	n/a	n/a	25.4	n/a	-100.0	26.5
COMPLETIONS									
Q1 2013	216	4	47	0	75	16	0	0	358
Q1 2012	54	0	31	0	0	0	0	0	85
% Change	**	n/a	51.6	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2013	216	4	47	0	75	16	0	0	358
Year-to-date 2012	54	0	31	0	0	0	0	0	85
% Change	**	n/a	51.6	n/a	n/a	n/a	n/a	n/a	**
COMPLETED & NOT ABSORBED									
Q1 2013	103	2	12	0	29	32	n/a	n/a	178
Q1 2012	61	0	21	0	10	0	n/a	n/a	92
% Change	68.9	n/a	-42.9	n/a	190.0	n/a	n/a	n/a	93.5
ABSORBED									
Q1 2013	188	2	41	0	57	13	n/a	n/a	301
Q1 2012	78	1	16	0	0	40	n/a	n/a	135
% Change	141.0	100.0	156.3	n/a	n/a	-67.5	n/a	n/a	123.0
Year-to-date 2013	188	2	41	0	57	13	n/a	n/a	301
Year-to-date 2012	78	1	16	0	0	40	n/a	n/a	135
% Change	141.0	100.0	156.3	n/a	n/a	-67.5	n/a	n/a	123.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Barrie City									
Q1 2013	26	0	16	0	15	0	19	0	76
Q1 2012	15	0	4	0	0	0	0	2	21
Innisfil Town									
Q1 2013	83	0	0	0	0	0	0	0	83
Q1 2012	39	0	0	0	0	0	0	0	39
Springwater Town									
Q1 2013	8	0	0	0	0	0	0	0	8
Q1 2012	4	0	0	0	0	24	0	0	28
Barrie CMA									
Q1 2013	117	0	16	0	15	0	19	0	167
Q1 2012	58	0	4	0	0	24	0	2	88
UNDER CONSTRUCTION									
Barrie City									
Q1 2013	42	4	65	0	15	242	27	0	395
Q1 2012	30	0	4	0	0	169	0	2	205
Innisfil Town									
Q1 2013	95	0	6	0	0	0	0	0	101
Q1 2012	120	0	45	0	0	0	0	0	165
Springwater Town									
Q1 2013	10	0	0	0	0	0	0	0	10
Q1 2012	6	0	0	0	0	24	0	0	30
Barrie CMA									
Q1 2013	147	4	71	0	15	242	27	0	506
Q1 2012	156	0	49	0	0	193	0	2	400
COMPLETIONS									
Barrie City									
Q1 2013	50	4	6	0	75	16	0	0	151
Q1 2012	22	0	24	0	0	0	0	0	46
Innisfil Town									
Q1 2013	158	0	41	0	0	0	0	0	199
Q1 2012	24	0	7	0	0	0	0	0	31
Springwater Town									
Q1 2013	8	0	0	0	0	0	0	0	8
Q1 2012	8	0	0	0	0	0	0	0	8
Barrie CMA									
Q1 2013	216	4	47	0	75	16	0	0	358
Q1 2012	54	0	31	0	0	0	0	0	85

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Barrie City									
Q1 2013	65	2	12	0	29	8	n/a	n/a	116
Q1 2012	40	0	21	0	10	0	n/a	n/a	71
Innisfil Town									
Q1 2013	19	0	0	0	0	0	n/a	n/a	19
Q1 2012	0	0	0	0	0	0	n/a	n/a	0
Springwater Town									
Q1 2013	19	0	0	0	0	24	n/a	n/a	43
Q1 2012	21	0	0	0	0	0	n/a	n/a	21
Barrie CMA									
Q1 2013	103	2	12	0	29	32	n/a	n/a	178
Q1 2012	61	0	21	0	10	0	n/a	n/a	92
ABSORBED									
Barrie City									
Q1 2013	46	2	0	0	57	13	n/a	n/a	118
Q1 2012	35	0	9	0	0	35	n/a	n/a	79
Innisfil Town									
Q1 2013	133	0	41	0	0	0	n/a	n/a	174
Q1 2012	24	0	7	0	0	0	n/a	n/a	31
Springwater Town									
Q1 2013	9	0	0	0	0	0	n/a	n/a	9
Q1 2012	19	1	0	0	0	5	n/a	n/a	25
Barrie CMA									
Q1 2013	188	2	41	0	57	13	n/a	n/a	301
Q1 2012	78	1	16	0	0	40	n/a	n/a	135

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Barrie CMA
2003 - 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980
% Change	-23.3	-46.2	107.0	n/a	-78.3	n/a	n/a	-100.0	-16.2
2006	972	26	86	0	23	0	0	62	1,169
% Change	-20.3	-45.8	-57.4	n/a	91.7	n/a	-100.0	n/a	-21.2
2005	1,219	48	202	0	12	0	3	0	1,484
% Change	-35.2	-57.1	-32.4	n/a	9.1	-100.0	n/a	n/a	-39.1
2004	1,882	112	299	0	11	131	0	0	2,435
% Change	4.7	80.6	61.6	n/a	-45.0	162.0	n/a	-100.0	2.8
2003	1,797	62	185	0	20	50	0	254	2,368

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	% Change
Barrie City	26	15	0	0	50	4	0	2	76	21	**
Innisfil Town	83	39	0	0	0	0	0	0	83	39	112.8
Springwater Town	8	4	0	0	0	0	0	24	8	28	-71.4
Barrie CMA	117	58	0	0	50	4	0	26	167	88	89.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Barrie City	26	15	0	0	50	4	0	2	76	21	**
Innisfil Town	83	39	0	0	0	0	0	0	83	39	112.8
Springwater Town	8	4	0	0	0	0	0	24	8	28	-71.4
Barrie CMA	117	58	0	0	50	4	0	26	167	88	89.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Barrie City	31	4	19	0	0	0	0	2
Innisfil Town	0	0	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	24	0	0
Barrie CMA	31	4	19	0	0	24	0	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Barrie City	31	4	19	0	0	0	0	2
Innisfil Town	0	0	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	24	0	0
Barrie CMA	31	4	19	0	0	24	0	2

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Barrie City	42	19	15	0	19	2	76	21
Innisfil Town	83	39	0	0	0	0	83	39
Springwater Town	8	4	0	24	0	0	8	28
Barrie CMA	133	62	15	24	19	2	167	88

Table 2.5: Starts by Submarket and by Intended Market
January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Barrie City	42	19	15	0	19	2	76	21
Innisfil Town	83	39	0	0	0	0	83	39
Springwater Town	8	4	0	24	0	0	8	28
Barrie CMA	133	62	15	24	19	2	167	88

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	% Change
Barrie City	50	22	4	0	81	24	16	0	151	46	**
Innisfil Town	158	24	0	0	41	7	0	0	199	31	**
Springwater Town	8	8	0	0	0	0	0	0	8	8	0.0
Barrie CMA	216	54	4	0	122	31	16	0	358	85	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Barrie City	50	22	4	0	81	24	16	0	151	46	**
Innisfil Town	158	24	0	0	41	7	0	0	199	31	**
Springwater Town	8	8	0	0	0	0	0	0	8	8	0.0
Barrie CMA	216	54	4	0	122	31	16	0	358	85	**

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Barrie City	81	24	0	0	16	0	0	0
Innisfil Town	41	7	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	122	31	0	0	16	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Barrie City	81	24	0	0	16	0	0	0
Innisfil Town	41	7	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	122	31	0	0	16	0	0	0

**Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Barrie City	60	46	91	0	0	0	151	46
Innisfil Town	199	31	0	0	0	0	199	31
Springwater Town	8	8	0	0	0	0	8	8
Barrie CMA	267	85	91	0	0	0	358	85

**Table 3.5: Completions by Submarket and by Intended Market
January - March 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Barrie City	60	46	91	0	0	0	151	46
Innisfil Town	199	31	0	0	0	0	199	31
Springwater Town	8	8	0	0	0	0	8	8
Barrie CMA	267	85	91	0	0	0	358	85

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2013

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q1 2013	0	0.0	0	0.0	3	6.5	28	60.9	15	32.6	46	380,990	399,604
Q1 2012	0	0.0	0	0.0	1	2.9	20	57.1	14	40.0	35	372,400	383,511
Year-to-date 2013	0	0.0	0	0.0	3	6.5	28	60.9	15	32.6	46	380,990	399,604
Year-to-date 2012	0	0.0	0	0.0	1	2.9	20	57.1	14	40.0	35	372,400	383,511
Innisfil Town													
Q1 2013	2	1.5	1	0.8	14	10.5	81	60.9	35	26.3	133	355,900	403,185
Q1 2012	0	0.0	0	0.0	2	8.3	16	66.7	6	25.0	24	374,990	414,820
Year-to-date 2013	2	1.5	1	0.8	14	10.5	81	60.9	35	26.3	133	355,900	403,185
Year-to-date 2012	0	0.0	0	0.0	2	8.3	16	66.7	6	25.0	24	374,990	414,820
Springwater Town													
Q1 2013	0	0.0	0	0.0	1	11.1	2	22.2	6	66.7	9	—	—
Q1 2012	0	0.0	1	5.3	0	0.0	4	21.1	14	73.7	19	466,666	533,881
Year-to-date 2013	0	0.0	0	0.0	1	11.1	2	22.2	6	66.7	9	—	—
Year-to-date 2012	0	0.0	1	5.3	0	0.0	4	21.1	14	73.7	19	466,666	533,881
Barrie CMA													
Q1 2013	2	1.1	1	0.5	18	9.6	111	59.0	56	29.8	188	369,945	412,745
Q1 2012	0	0.0	1	1.3	3	3.8	40	51.3	34	43.6	78	389,990	429,773
Year-to-date 2013	2	1.1	1	0.5	18	9.6	111	59.0	56	29.8	188	369,945	412,745
Year-to-date 2012	0	0.0	1	1.3	3	3.8	40	51.3	34	43.6	78	389,990	429,773

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
First Quarter 2013

Submarket	Q1 2013	Q1 2012	% Change	YTD 2013	YTD 2012	% Change
Barrie City	399,604	383,511	4.2	399,604	383,511	4.2
Innisfil Town	403,185	414,820	-2.8	403,185	414,820	-2.8
Springwater Town	--	533,881	n/a	--	533,881	n/a
Barrie CMA	412,745	429,773	-4.0	412,745	429,773	-4.0

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Barrie
First Quarter 2013**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2012	January	218	10.7	367	560	613	59.9	288,549	5.0	297,839
	February	371	30.6	445	662	645	69.0	300,530	10.1	309,808
	March	418	10.3	391	778	636	61.5	301,314	6.5	310,198
	April	488	14.3	383	861	656	58.4	308,186	6.9	292,682
	May	544	21.2	383	801	600	63.8	304,185	6.5	301,420
	June	516	3.0	385	726	635	60.6	300,979	3.4	297,752
	July	418	10.0	373	700	656	56.9	308,640	1.6	293,444
	August	406	1.2	384	608	640	60.0	290,829	-3.0	285,878
	September	342	-11.6	371	588	611	60.7	290,932	-0.4	288,373
	October	387	24.0	391	593	604	64.7	292,529	6.5	306,424
	November	296	-7.8	353	414	613	57.6	299,921	6.9	305,939
	December	172	-9.5	349	215	598	58.4	298,027	2.5	305,723
2013	January	225	3.2	371	592	611	60.7	290,781	0.8	299,596
	February	294	-20.8	362	535	564	64.2	306,458	2.0	317,242
	March	360	-13.9	356	732	675	52.7	308,764	2.5	322,657
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	1,007	17.1		2,000			298,262	7.4	
	Q1 2013	879	-12.7		1,859			303,389	1.7	
	YTD 2012	1,007	17.1		2,000			298,262	7.4	
	YTD 2013	879	-12.7		1,859			303,390	1.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
First Quarter 2013

		Interest Rates			NHPI, Total, (Ontario) 2007=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	112.3	120.6	104.0	9.5	70.8	884
	February	595	3.20	5.24	112.7	121.4	103.4	8.7	69.8	893
	March	595	3.20	5.24	113.3	122.0	103.2	9.2	69.9	892
	April	607	3.20	5.44	113.6	122.4	103.5	9.1	69.9	885
	May	601	3.20	5.34	114.1	122.4	104.9	9.1	70.8	879
	June	595	3.20	5.24	114.5	121.6	105.9	7.9	70.5	867
	July	595	3.10	5.24	114.6	121.4	104.8	8.0	69.8	866
	August	595	3.10	5.24	114.9	121.8	102.7	8.8	68.9	857
	September	595	3.10	5.24	115.3	122.0	101.5	8.9	68.1	858
	October	595	3.10	5.24	115.6	122.2	102.3	8.3	68.2	847
	November	595	3.10	5.24	115.9	121.9	103.6	7.4	68.3	845
	December	595	3.00	5.24	116.0	121.3	108.1	7.4	71.2	834
2013	January	595	3.00	5.24	116.2	121.3	111.2	7.3	73.2	820
	February	595	3.00	5.24	116.2	122.8	114.9	7.0	75.2	813
	March	590	3.00	5.14		123.2	114.9	7.3	75.4	821
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [YouTube](#) and [Flickr](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2013 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

25

years
ans

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

**Click www.cmhc.ca/housingmarketinformation
to view, download or subscribe.**

On June 1, 2012,
CMHC's Market Analysis
Centre turned 25!

CMHC's Market Analysis Centre has a strong history as the Canadian housing industry's "go-to" resource for the most reliable, impartial and up-to-date housing market data analysis and forecasts, in the country.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities – starts, rents, vacancy rates and much more.

Affordable Housing Web Forums

CMHC's Affordable Housing Web Forums are distance-learning seminars that bring interested participants and industry experts together using phone and web technology. You can participate, listen, see and learn without the expense of travelling.

Register on-line!

www.cmhc.ca/ahc

